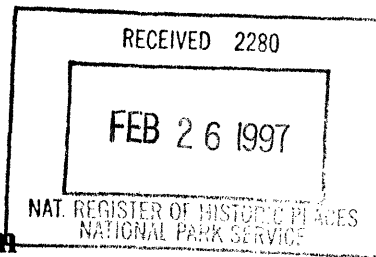


United States Department of the Interior  
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National Register of Historic Places  
Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer, to complete all items.

  X   New Submission            Amended Submission

**A. Name of Multiple Property Listing**

Historic Resources of Colorado College, Colorado Springs, Colorado

**B. Associated Historic Contexts**

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Little London and the First Years of Colorado College, 1874-1888
- II. The Growth of Colorado College During President Slocum's Administration and the Impact of Cripple Creek Prosperity, 1888-1917
- III. Colorado College During World War I and the Great Depression, 1917-1941
- IV. Development of Colorado College During World War II and Beyond, 1941-1996

**C. Form Prepared by**

name/title Ms. Andrea Lucas (for Colorado College) and Ms. R. Laurie Simmons (Front Range Research Assocs., Inc., 3635 W. 46th Ave., Denver, CO 80211 (303) 477-7597)  
organization The Colorado College date Sept. 13, 1996  
street & number 14 E. Cache La Poudre St. telephone (719) 389-6892  
city or town Colorado Springs state Colorado zip code 80903

**D. Certification**

As the designated authority under the National Historic Preservation Act of 1966, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. (See continuation sheet for additional comments [ ].)

[Signature] State Historic Preservation Officer  
Signature and title of certifying official  
State Historic Preservation Office, Colorado Historical Society  
State or Federal agency and bureau

February 14, 1997  
Date

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature]  
Signature of the Keeper

3/28/97  
Date of Action

# Table of Contents for Written Narrative

Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheet in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

## Page Numbers

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(If more than one historic context is documented, present them in sequential order.)	
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<b>G. Geographical Data</b> . . . . .	33
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(Discuss the methods used in developing the multiple property listing.)	
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### Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☒ University
- ☐ Other

Name of repository:

Colorado College Special Collections Archive, Tutt Library

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 120 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**E. STATEMENT OF HISTORIC CONTEXTS**

**Introduction: The Founding of Colorado Springs and the Creation of Its College**

Colorado Springs, the seat of El Paso County and the home of Colorado College, is situated at an altitude of 6,012 feet in a broad valley near the base of 14,109 foot Pikes Peak. Cheyenne Mountain, a smaller, flat topped mountain, lies to the south, while the lower Rampart Range extends to the north. Monument Creek separates the eastern and western portions of the city and is joined by Fountain Creek, which flows toward the city from the mineral springs of Manitou Springs. Between Pikes Peak and the city are forested foothills divided by many canyons.

For centuries, Native American groups inhabited the region, traversing the Arkansas River tributaries. Following the opening of the West for exploration and settlement by the 1803 Lewis and Clark Expedition, a series of explorers entered the area, including Zebulon Pike, who was commissioned to search for the headwaters of the Arkansas River, and spotted the peak which bears his name in November 1806. Pike failed to reach the summit of the mountain, which was not conquered by an Anglo-American until 1820, when members of Major Stephen Long's expedition succeeded in scaling the peak. Although the early explorers noted many of the natural resources of the area, its landscape was considered unsuitable for permanent settlement and few tarried in the Rocky Mountains until William Green Russell discovered a small amount of gold in Cherry Creek in 1858.

News of the discovery stimulated a rush of prospectors to the Pikes Peak region. Other discoveries resulted in the settlement of such mining camps as Central City, Black Hawk, Boulder, Georgetown, and Leadville, and brought population and economic prosperity to what became the state of Colorado. While a few made their fortune in mining, many found more lucrative occupations as merchants, manufacturers, transporters, or farmers in support of the mining communities. These support activities spawned the growth of towns and cities across the state and particularly along the Front Range. It was within this rapidly growing economy that Colorado Springs developed.

Charlie Brown Hershey, historian of Colorado College, writes of this settlement era:

In 1874, when Colorado College was founded, and during the fifteen years before that date, Colorado and the West was an active and growing section of the country. It was Pikes Peak country, a country whose limits were set by a central landmark . . . that offered gold and silver, magnificent scenery, sunshine, limitless areas of grazing land on the plains in the high mountain parks, and water and rich soil for cultivation in the valleys along the streams. The Pikes Peak country was a lodestone to restless people farther east and to

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venturesome youth from all parts of the country (Hershey 1952:19).

By the 1870s, railroads were crisscrossing the country north to south, east to west, spurring development and tempting men of daring and entrepreneurial spirit to come make their fortunes. One such man was General William Jackson Palmer, Union Army veteran and railroad builder. At the Civil War's end, Palmer moved westward and became actively involved in the completion of the Kansas Pacific into Denver. Palmer then organized the Denver and Rio Grande, projected to run from Denver to El Paso, Texas, and south to Mexico City, with branch lines to the western mining camps and eastern agricultural settlements. Towns developed by Palmer would be built to serve and utilize the railway. To this end, Palmer created the Mountain Base Investment Company to dispose of land along the route south of Denver to help finance his railway.

Palmer had visited the supply center of Colorado City in 1867, and had envisioned special plans for the area. Rather than the typical rough and tumble towns which regularly sprang up around mines and depots, Palmer sought to create a special, planned community to which he could bring his future wife and where they could live in genteel elegance. That Colorado City was then little more than a stereotypical prospectors' camp did not deter the General. Instead, he saw an excellent opportunity. As an outgrowth of the Mountain Base Investment Company, Palmer created the Colorado Springs Company to buy land around the juncture of Monument and Fountain Creeks. The first acquisition was of 320 acres, bought, and perhaps sometimes coerced, from the squatters and settlers along Fountain Creek. However, 320 acres was not sufficient for the founding of a new town, and General Palmer needed a way to buy more.

The answer came in the form of agricultural scrip. In 1862, Congress had passed the Morrill Land Grant Act, granting 30,000 acres of land to each state not then in rebellion for the purpose of founding at least one college. The Act also permitted the states without public lands to sell scrip which the state or territory could use to finance higher education. As Marshall Sprague explains:

Each scrip unit was worth \$1.25 at par and it would buy an acre of public land anywhere. In 1870, the federal government had distributed too much scrip and its unit value had depreciated. And so Palmer was able to buy most of his 9,312.27 acres with scrip units which had only cost him about eighty cents each instead of the usual \$1.25 (Sprague 1983:29).

Once the land was purchased, Palmer needed only to populate his town with refined people acceptable to his new bride, Mary Lincoln "Queen" Mellen, pampered daughter of a Long Island lawyer. To insure the evolution of such a community, settlers were recruited from among the moneyed classes of Europe and the East Coast and limited to persons of "good

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moral character" who could afford an initial colony membership fee of one hundred dollars. In exchange for their fee, members could buy city lots and build homes in a town that would eventually be reminiscent of the communities that they had left behind.

From its founding in 1871, Colorado Springs (originally called Fountain Colony) was to be a new kind of settlement, a town of substance and breeding, good for the health of the body and spirit and able to compete with the eastern resorts of Newport and Saratoga Springs. Palmer's resort would be a place where tourists would view the majesty of Pikes Peak, a place for health-seekers to find sunshine and clean mountain air and partake of healing mineral springs, a town of education and breeding. Manufacturing, smelters, and saloons were not desired. Palmer dreamed of a town of beauty and substance which would consume the goods transported on the Denver & Rio Grande Railway.

To guarantee the healthy and civilized nature of his town, General Palmer's plan included lots set aside for schools and churches, an extensive park system, land for a sanitarium, and a cash donation and twenty acres of land set aside for a college. As Manning, et al, note:

There were few instances, in the hundreds of Spanish or Anglo new developments, where an articulated college site was explicitly designated in the initial city platting for any comprehensive settlement in the western U.S. (Manning, et al, 1993).

This is not to say that other towns in the region did not recognize the value of a college's presence for their future development. Throughout the Colorado Territory, both church-sponsored and public institutions were proposed, founded, and succeeded and failed. Colorado College historian Charlie Hershey judged that "the founding of a college was not a new experience for many of the men who came to Colorado. So many colleges had been established further east by the several religious denominations that a kind of formula had been devised to govern the procedure in locating, organizing and financing new institutions" (Hershey 1952:11).

There were numbers of educational institutions in the West which were formed by Protestant denominations based in the East. Each eastern sect hoped to have at least one college in the new states being created. As Hershey explains:

In Colorado, as in other western states, educational institutions that never came to full flower were organized and called colleges and universities. Local pride, and a hope that the new town would become not only the metropolis, but the educational, industrial, and financial center of the state or region, gave birth to "colleges" and "universities" that rarely advanced beyond the state of forlorn hope (Hershey 1952:18).

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Although the territorial government approved the creation of institutions of higher learning, it did not adequately provide them with construction funds or operating expenses. The citizen response to this lack of provision was demonstrated in Colorado in the establishment of the University of Colorado in Boulder and Colorado Agricultural College in Fort Collins. The state university was awarded to Boulder by the territorial legislature in 1864, but did not become a reality until Boulder citizens donated land for the university campus and contributed half the cost of the first building. The 1877 main building was a 25,000-square-foot brick and stone edifice with two towers (Deno 1994:5). Matthew Taylor, a Fort Collins resident, pushed a bill through the legislature establishing an agricultural college in his town. In order to guarantee its placement in Fort Collins, Taylor convinced four local residents to donate land. In 1874, local citizens erected a brick claim shack to guarantee the foundation of the college in their town and, in 1879, the first classroom building was completed. The Colorado School of Mines first operated under the auspices of the Episcopal Church's Jarvis Hall in Golden. In 1880, money was appropriated for a separate building for that institution.

Among the earliest of the church-sponsored colleges was the Methodist-Episcopal Colorado Seminary, established in 1864 in downtown Denver by John Evans, territorial governor, railroad promoter, and real estate investor. Although the Colorado Seminary closed in 1868, two years later the Seminary sponsored Denver University, whose University Hall designed by Robert Roeschlaub on its South Denver campus was dedicated in 1892. Two church-affiliated colleges which were early founded and early closed were the Presbyterian College of the South-West in Del Norte, Colorado, and the Presbyterian College at Longmont in 1885.

Although Colorado College was founded in an era when many towns and churches were seeking to establish colleges and universities, the circumstances of its creation were different than those of most other institutions of higher learning. The combination of land deeded to a college during the formation of the town, the college's association with a strong religious organization with ties to the East, the continued patronage of the powerful General William Jackson Palmer, and the character of the town, which drew wealthy citizens from England and eastern states, all coincided to provide Colorado College with a foundation unparalleled in Colorado.

The close relationship between Colorado College and Colorado Springs had continuing and profound implications for both. College President Edward P. Tenney became involved in the acquisition and selling of residential land near the college, which he saw as a means to increase academic funding. The college served as an anchor for the town's development in its first three decades, attracting new residents from the East and spurring the city to build northward from its downtown commercial district. For the College, the close relationship translated into growth which corresponded to the fortunes and fashions of the city's residents. As noted by Ellen Michaud, Colorado College, like many other educational

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institutions established in the nineteenth century, took an active role in the development of the community, even becoming involved in real estate speculation in areas adjacent to the campus (Michaud 1983:3).

The imprint of local citizens was always visible on the college campus. Health concerns which brought many people to the high altitude and dry air of Colorado translated into the donation of significant buildings by wealthy patrons. The quarries of wealthy residents and college benefactors such as James J. Hagerman became the source for the building materials which shaped the campus for decades. Local disputes, such as that between General Palmer and William Stratton over the placement of the latter's streetcar line, took final shape in the location of the College's most important building, Palmer Hall, across the extension of a major north-south thoroughfare. Thus, the echoes of the unique relationship between the city and the College can be seen throughout the histories of both.

**I. Little London and the First Years of Colorado College, 1874-1888**

Like many colleges founded in the same era, Colorado College was not only a product of the men who had come west to find riches, but those who had arrived to save souls. The post-civil war era was a period of great energy in Protestant evangelism, which often took the form of the creation of schools and colleges. While General Palmer was concerned that a college of any type should be established in his new city, Thomas Nelson Haskell, a minister and educator with experience at both the secondary and university levels, was determined that regardless of the city, a new college in the territory would be sponsored by the Boston Congregationalists. Haskell convened a committee to determine the best location for such a college, examining sites in Denver, Greeley, and Colorado Springs, and eventually chose the latter.

In May, 1874, two and a half years after the settlement of Colorado Springs, "the College," as it was first known, opened its doors to eighteen pupils of both sexes and of both preparatory and college levels. By the summer of that year, the Board of Trustees had borrowed \$1550 to build a three-room frame schoolhouse, which was ready by September. Students were drawn mostly from the local area, but a significant percentage also came from areas as far away as New Mexico.

Despite severe financial difficulties in its first few years, including a brief period when classes were canceled due to lack of funds, the College continued to grow. While this growth of the student body might, in part, be attributed to the excellence of its curriculum (and the relative scarcity of institutions of higher learning within the region), considerable credit for its growth should also be ascribed to the burgeoning population of Colorado Springs. The city had begun to promote itself to wealthy sufferers of tuberculosis on the East Coast and farmers in the British Isles concerned about a lack of sufficient land for sheep raising. The

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promotions worked, and by 1880, it was estimated that a third of the population of Colorado Springs was there either for their own health or that of family members (Manning, et al. 1993). At the same time, the area was attracting large numbers of British tourists and investors who felt so at home in the town that they dubbed it "Little London."

As Colorado Springs was looking eastward for the foundation of its future growth, so too was the College. After a rapid succession of early presidents, the Board of Trustees appointed Edward Payson Tenney in 1876. Tenney, a Congregational minister from Massachusetts, was appointed with the understanding that his first order of business was not educational but financial: he was to raise money for the struggling college among his eastern colleagues in the church. Like other early institutions of higher learning in the state, the College was initially confronted with a lack of adequate income, a scarcity of qualified students, and inadequate facilities.

During Tenney's tenure, the first permanent building (first called simply "the College," then "Palmer Hall," and, finally, "Cutler Hall") was erected on land just west of the college plat. The building was an ambitious undertaking, costing almost as much as the first building erected at the University of Colorado, and was both smaller and more architecturally elaborate than that institution's Old Main (Michaud 1983). Securing funds for such a building was no easy task. Although Tenney was able to raise some money from his eastern counterparts, a substantial amount of support was required from the surrounding community, and numerous local subscription drives were held. The Colorado Springs Gazette Extra of June 23, 1877, gave an account of the previous night's subscription meeting followed by this plea:

It is hoped and expected that the two thousand dollars needed will be subscribed prior to or at that meeting in order that ground may be broken for the college building on the morning of the Fourth of July. It is perhaps wrong to appeal to the sordid interests of our citizens as an inducement to make up this amount, but every property owner in this town must see that simply as a means of benefiting themselves pecuniarily, the small amount needed should be made up at once. Nothing that we can think of will conduce so much to the prosperity of the town as the erection of the college building. It will add in the near future many hundreds of persons to our population, and help us prodigiously in other ways. Let then every man, woman, and child in this town who can give a dollar to the building fund do so at once . . . . (Colorado Springs Gazette Extra June 23, 1877).

Construction on the new building began in 1878, stopped for lack of funds, and was completed in 1880. General Palmer, who could not afford to let the College, a cornerstone of his town, collapse under its financial difficulties, provided the funds to finish the building



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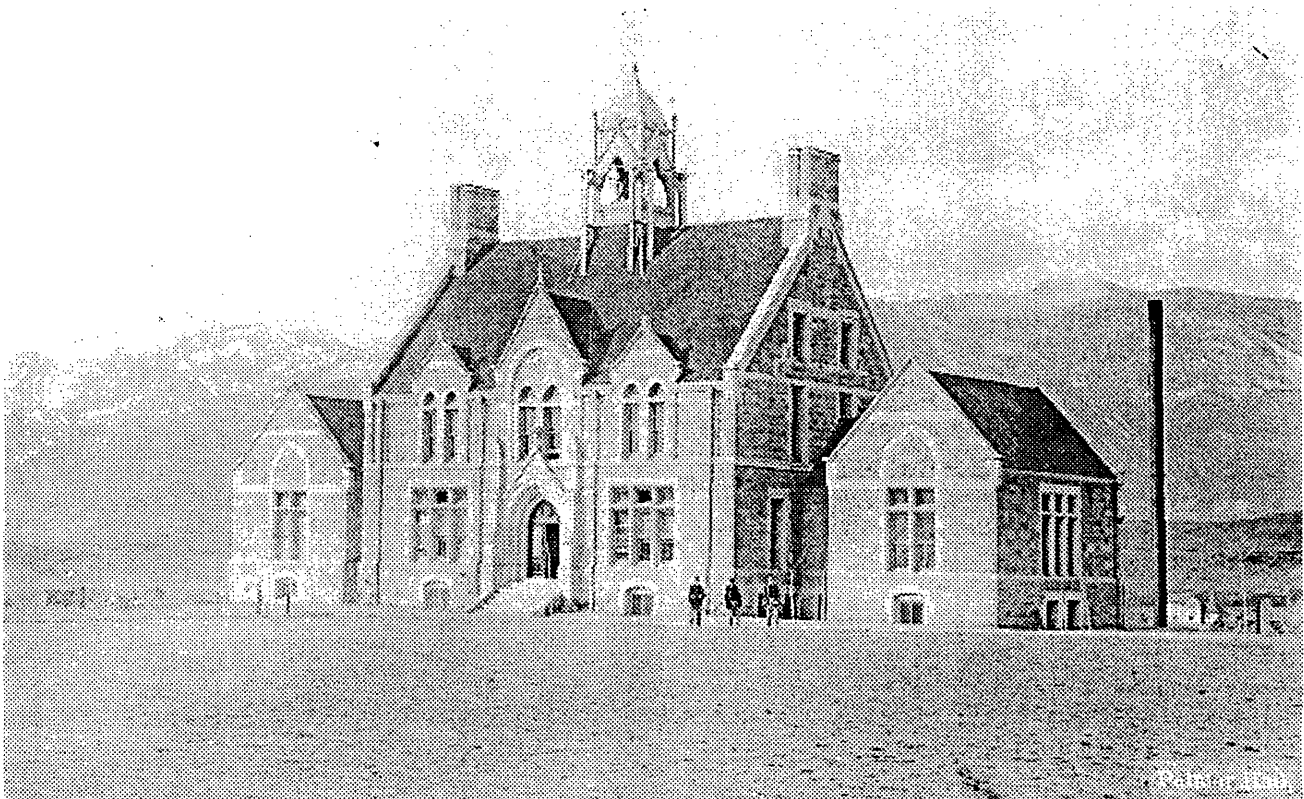
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(Michaud 1983:9). True to its eastern influences, this first College building was designed in a popular Collegiate Gothic style by Peabody and Stearns, well known Boston architects who were responsible not only for the 1883 Antler's Hotel, but for General Palmer's own home, Glen Eyrie. The firm designed numerous academic buildings, including Matthews Hall in Harvard Yard, as well as other buildings throughout the Midwest.



**Cutler Hall**

Cutler Hall's grand Victorian design influenced future construction in the north end of the city, which lent it, as Ellen Michaud noted, "a decidedly eastern and Queen Anne air" (Michaud 1983:9). The building is composed of rock-faced coursed ignimbrite<sup>1</sup> from the Douglas Station quarry near Castle Rock, Colorado, dressed with white Manitou sandstone trim. The stone used in the building was employed in some of Colorado Spring's finest architecture, including the Grace Episcopal Church and the First Congregational Church.

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<sup>1</sup>Ignimbrite is a type of light colored volcanic stone used for building material. The rock is a welded tuff which is similar in appearance to rhyolite but is produced by different geological processes (Loeffler 1996).

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Cutler Hall was planned as a multi-purpose building housing both classrooms and the school chapel.

After numerous setbacks in building, including a stonemason walkout for back wages, Cutler Hall was ready for occupation in 1880. The demand for additional space required the College to add two wings to the building which were completed in time for the school's first commencement in 1882. Much of the money for the new addition was donated by General Palmer, with additional subscription dues providing the remainder. Included among the subscription pleas was one to "the Ranchmen of El Paso and Neighboring Counties . . . . What we need most is money, but where there are stockmen that have not the money to give and have stock we will be glad to take stock" (Colorado Springs Gazette July 18, 1879).

With a multi-purpose academic building completed, the College turned its efforts to building and acquiring residential halls for its students. For the men, President Tenney acquired Hooper House, an existing local residence. The Columbian Club, a wood-frame residence on the corner of Tejon and Columbia streets north of the College, was erected for the women. The location of the Columbian Club was an early indication of the city's northward movement. The Club was short-lived; it burned down in January 1884, only two years after its construction. As a result of the fire, the College established its own hose company and never again built wood frame structures as permanent buildings.

When Cutler Hall was completed, it was so far from the settled part of Colorado Springs that students boarding in town had to take a streetcar to reach their classes. Similarly, a house constructed slightly northeast of the College campus in 1881 was known as "Edgeplain" in reference to its location.<sup>2</sup> Soon after Edgeplain's construction, the citizenry of Colorado Springs began to move northward, prompted by the northern supplies of well water, the development of the College, and the location of rail yards and industries in the south end. Those who could afford to constructed houses closer to and north of the College toward the recently constructed Glockner Sanitarium (later Penrose Hospital). The sanitarium, and others constructed around the city, would play an important role in the history of Colorado Springs and its college. A great deal of wealth would come to the area with the discovery of gold at Cripple Creek in 1890, but for the time, much of the city's early fortune rested with the tuberculars who continued to arrive and build houses from the 1870s through the 1950s.

When the wealthy ill settled, they brought their riches and their business acumen with them, and the College was often the recipient of their good offices. Elizabeth Cheney, who

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<sup>2</sup>Later called Arthur House after Chester Arthur, Jr., who lived there from 1901 to 1922; it was acquired by the College in 1962.

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donated the funds for Ticknor Hall's construction, had come to Colorado Springs as a student for her health. Artis Van Briggles, discoverer of a lost art of Chinese-style pottery glazing, arrived in the late 1890s to recover from the tuberculosis he had contracted in Paris. His pottery works building now serves as the College's physical plant. Henry Sacks, a stockbroker from Boston, arrived in 1903, suffering from tuberculosis, recovered, and began brokering in real estate. His largesse included the creation of the Sacks Foundation, which provides college scholarships to black Colorado high school graduates.

During the College's first years, the landscape was developed as well. Colorado Springs is located at the 38°50' parallel in what is naturally a semi-desert climate. When General Palmer and the early settlers arrived, the landscape of the plains was semi-arid shortgrass prairie. The campus, as it was first laid out, could be seen, as the town was, as a response to the landscape, with solid and sometimes monumental structures anchoring the intersection of the vast prairie and imposing mountains. Even today, with a substantially eastern landscape of deciduous trees and grass, the landscape of the College is completely dominated by Pikes Peak and the mountains to the west, captured on the other three sides within the urban residential framework of Colorado Springs.

Soon after his appointment in 1876, President Tenney persuaded townspeople to donate money for trees for the college campus. In 1878, before the completion of Cutler Hall, the Colorado Springs Gazette reported that "a move is being made to plant the ground with trees. Mr. Greenway, who has set most of the trees of our city, and who has just finished setting trees in our public parks, has the matter in hand, and so it is sure to be well done" (Colorado Springs Gazette May 3, 1878). Eighty trees a month were planted on the campus in this manner. Over the next ten years, the College planted an additional 2,000 trees, approximately the same number as exist currently. The quadrangle of the original college plat, which had earlier been used for grazing horses, gave way to ornamental paths and lawn, which is how it remains today. General Palmer supposedly sent to England for linden trees to plant on the campus; nineteen linden trees still remain.

Planting native and non-native trees and grasses in a newly settled Front Range town was an established western tradition. After a city irrigation ditch was established in Denver in 1865, the community began planting street trees for shading. Colorado State University planted a black walnut grove in 1874 near its claim shanty before classes had even begun, and planted an additional 3,000 trees in 1881, just two years after classes had commenced, many of the trees having been shipped by rail from Kansas.

In a general sense, such insistence on transforming the landscape can be traced to the origins of the settlers, many of whom came from the verdant and by then "civilized" landscape to the east. The open expanses of prairie, vast swaths of grassland, and dry semi-desert landscape was a world to be tamed and transformed into something more

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familiar and comforting. For General Palmer, for example, it was clear that in order to attract wealthy residents for his new town, the landscape must more closely conform to the eastern spas which he was trying to emulate.

More specifically to the iconography of a university, the treed and grassy landscape of Colorado College makes reference directly to academe. Richard Dober writes that "grass, trees, and fencing -- this constituted the first landscapes of America's first colleges. Woodland areas were cut back, nature tamed, and the site organized for institutional habitation and buildings" (Dober 1992:185). Obviously, the problem for the founders of Colorado College was not how to cut back trees, but instead how to plant them, and how to make the grass of the campus look less like prairie grass suitable only for the grazing which had taken place for several years after the founding of the College. Despite the unsuitability of eastern grasses for the dry climate, such a grassy quadrangle was seen as essential for the landscape of the College. This requirement was not unique to Colorado College:

The design lineage [of grass] can be traced from campuses on the rim of the Pacific (Foothills College), to the arid foothills of the Rockies (Colorado State University), to Iowa's cornfields (Grinnell College) and southern Mississippi's pine barrens, to the edge of Seneca Lake in upstate New York (Hobard & William Smith Colleges), to the older colleges and universities on the east coast, such as Harvard Yard, and across the Atlantic to England (Dober 1992:186).

So too, the organization of the buildings around a central lawn quadrangle refers to the great eastern universities such as Harvard, Princeton, and Yale and again further back to the religious and monastic traditions of Oxford and Cambridge. Indeed, an early Colorado College campus plan, never built, placed a chapel in the center of the square college plat, with paths leading out at regular angles. As it was finally conceived during General Palmer's lifetime, the campus addressed the town more directly, and the mountains, the reference for the city's north-south east-west grid, became secondary in the planning to the academic quadrangles (on the west formed by the women's residences, on the east consisting of the main quadrangle with the College's academic buildings) and the town itself, for example the strategic placement of Palmer Hall across the extension of Tejon Street.

**II. The Growth of Colorado College During President Slocum's Administration and the Impact of Cripple Creek Prosperity, 1888-1917**

In 1884, the Colorado College Land Company, a real estate speculation company formed by President Tenney to acquire land near the College to insure an operating fund, collapsed under its burden of 12 percent short-term interest. Embarrassed, the Board of Trustees

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demanded, and grudgingly was given, President Tenney's resignation. After several years without a permanent president, William Frederick Slocum was finally appointed in 1888. During Slocum's administration, which lasted until 1917, the College saw the construction of many of its most important buildings, and the dramatic change in its physical plant.

At the time of President Slocum's appointment, enrollment in the College was at an ebb. As one of his first acts, the new president convinced the Board of Trustees that the College must build a men's residence to attract students or it would remain essentially a local school. Slocum then wrangled the funds for this dormitory from James J. Hagerman, who was completing the construction of his Colorado Midland Railroad to Aspen. Slocum planned to build the dorm of stone from Castle Rock to match the stone of Cutler Hall, but Hagerman, who owned a quarry outside of Basalt, Colorado, on the Frying Pan River, convinced the president that his pink "Peachblow" sandstone would be a better choice. The president acceded to his donor's wishes and erected Romanesque Revival style Hagerman Hall (razed in 1957). The need for housing was so acute that students began to occupy the hall before the top floor was completed in October 1889. Part of the top floor became an official weather station incorporated into the United States Weather Bureau. Over the next sixty years, the station was staffed continuously by a succession of Colorado College students.

The history of Colorado is inseparable from its mineral wealth, and this can clearly be seen in the construction of the buildings at Colorado College. Virtually all of the early buildings were constructed of Colorado stone, and the styles of these buildings reflected their materials. Several significant academic buildings at Colorado College were composed of pink Peachblow sandstone designed in the Romanesque style which had already exerted considerable stylistic influence over the Midwest. Other important, mostly residential buildings were of a more austere, often English-inspired design erected utilizing other varieties of local stone.

The discovery of gold in nearby Cripple Creek in 1891 transformed Colorado Springs from a small resort town of health seekers and railroad employees into a small city of bankers and industrialists. Many of those who joined the Cripple Creek gold rush were Colorado Springs residents who had taken the College's winter scientific course. Included among these was William Stratton, the most famous of the Cripple Creek millionaires. Stratton named one of his discoveries the "Professor Lamb" after Henry Lamb, a College laboratory assistant (Reid 1979:42).

Overnight, the fortunes of Colorado Springs blossomed, and a building boom began, as the newly wealthy and the growing middle class constructed edifices which reflected their improved status. For the rich, the north end of town between the College and Glockner Sanitarium beckoned. So many houses of impressive scale, refined workmanship and expensive materials were constructed on Wood Avenue between the College campus and



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Columbia Street that the area became the city's "Millionaires' Row," comparable to the similarly nicknamed Grant Street in Denver. The professional middle class settled a few blocks away in what is now the Weber-Wahsatch Historic District (Abele 1985). Colorado College now has numerous property holdings in these areas.

Colorado College directly benefitted from the new-found wealth, although the first major building to be constructed after the Cripple Creek windfall, Coburn Library (razed), was funded by a Massachusetts philanthropist. Like Hagerman Hall, Coburn Library was built of rock-faced Peachblow sandstone quarried in the Frying Pan River country and transported by J.J. Hagerman's Colorado Midland Railroad (Reid 1979:45).<sup>3</sup>

While Hagerman Hall relieved much of the pressure of housing male students at the College, the organization of fraternities during the early twentieth century also met the need. Kappa Sigma became the first national fraternity to establish a chapter at Colorado College, followed by Sigma Chi in 1905. The fraternities acquired houses in the adjoining residential neighborhoods which provided lodging and meal services for their members, as well as serving as a focus of campus social life.

The need for women's dormitories remained acute, and several were built between 1891 and 1908. From its founding, Colorado College had been coeducational institution. While the practice of coeducation was uncommon in the East, where there was sufficient money and population to populate and fund two colleges in one location, in the West coeducation was more the norm. Finding an endowment for just one building could be difficult among settlers just establishing themselves, and finding enough students to justify hiring teachers could be impossible without admitting women to the fold.

Yet, there were complications with having women students. While men students were expected to board in houses in the city, Colorado College required that women students from outside of Colorado Springs live in college facilities. "This is done," wrote an editorialist in the student paper in 1908, "in order that there may be proper protection given to the girl students, which has done much to give the College its reputation for developing a high type of character and cultivation among all the student body" (*Tiger*, February 28, 1908).

In order to keep up with the increasing enrollment of women students in its early years, the College began a building program. Montgomery Hall (1891) was designed by Walter Douglas and constructed of the same Castle Rock stone as Cutler Hall. The Woman's Educational Society of the College raised money for the construction of the building. Ticknor Hall (1898), also designed by Walter Douglas, featured red and green dolostone quarried in Mantiou Springs, half-timbering, and stucco. Funding for construction of the hall came from

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<sup>3</sup>The library was demolished in 1964 to provide a site for Armstrong Hall.

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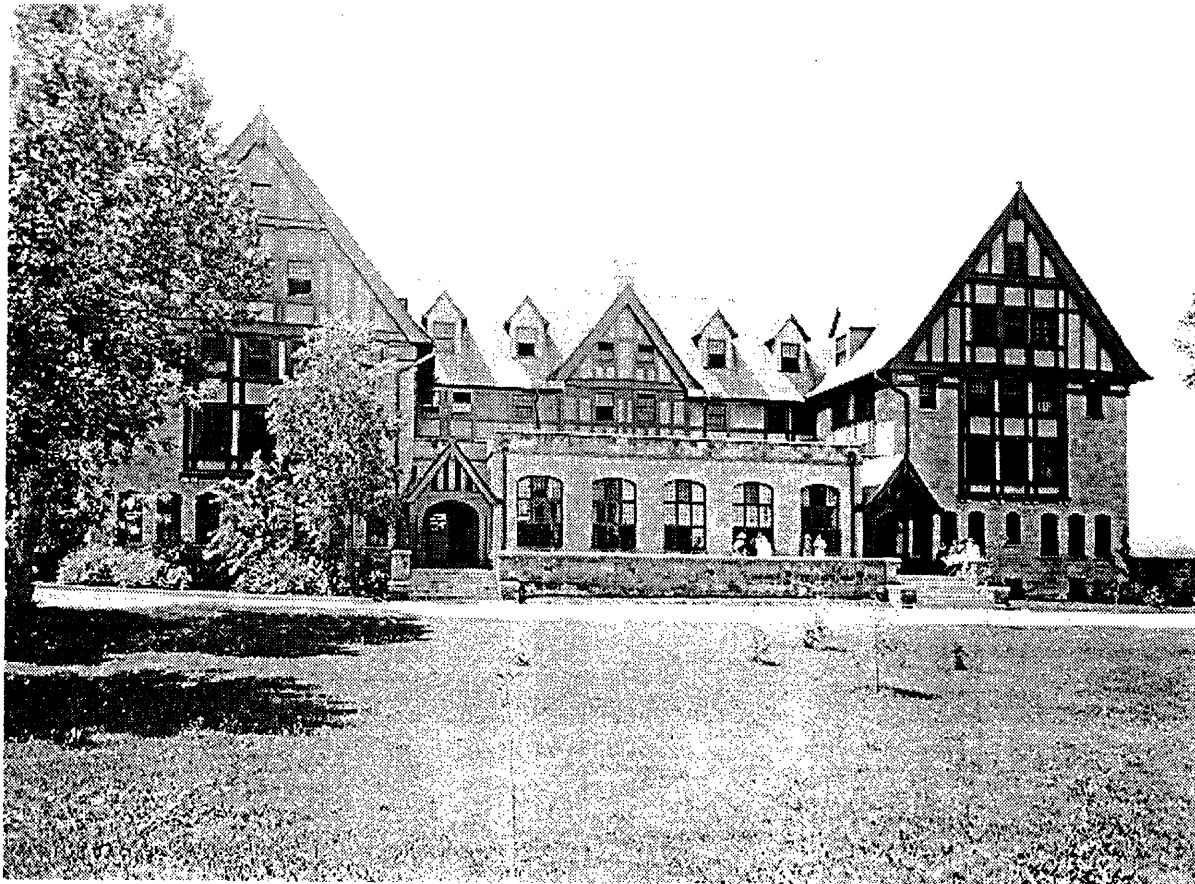
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Elizabeth Cheney, who had come to Colorado Springs for her health. The Woman's Educational Society helped plan the new building and raised money to buy its furnishings (Reid 1979:49).

Another women's dormitory (with a basement gymnasium), named McGregor Hall, was built in 1903. McGregor Hall was constructed in an eclectic style similar to Montgomery Hall, but composed of red Manitou sandstone from the Red Rock Canyon Quarry. Yet, as the college continued to grow, even these impressive residences became inadequate, and General Palmer contributed to the construction of Bemis Hall (1908), which completed the women's quadrangle on the west side of the campus. The new dormitory was designed by Maurice Biscoe of Denver in a Tudor Revival style, with steeply pitched gables clad with stucco and half-timbering, multiple small gabled dormers, arched multi-light windows, and Castle Rock ignimbrite stone.



Bemis Hall



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Like most of the buildings at the College, Bemis was sited inward, toward other buildings to create a semi-enclosed quadrangle, Bemis Quadrangle, rather than facing outward toward the most obvious landmark, Pikes Peak. This siting was typical of American colleges, which, throughout the nineteenth and early twentieth centuries, made reference to the English tradition of higher education and the Oxbridge enclosed quadrangle. Like much of the rest of the campus, the Bemis quadrangle was planted with grass and trees native to moister climates. This design lineage can also be traced across the plains to the East Coast and further back across the Atlantic to England (Dober 1992:186).

Construction of other nonresidential buildings continued apace during Slocum's administration. In 1894, Wolcott Observatory (razed 1969) became the home of the Colorado College Scientific Society. In 1897, Willard B. Perkins of Colorado Springs donated \$24,000 for a music and art building, complete with a 600-seat auditorium. Perkins Hall (razed 1964), like Hagerman Hall and Coburn Library, was constructed of Peachblow sandstone with a rock-faced facade and the round arches characteristic of Romanesque Revival. At the time that Perkins Hall opened, the Plaza Hotel, across Cache la Poudre Street from the new building, was under construction. At the last minute, a west wing was added to the hotel after the College agreed to lease the wing for three years to house the overflow of women students (Reid 1979:52). The Plaza Hotel was acquired by the College in 1991.

Organized athletics were latecomers to American higher education. According to Paul Venable Turner, the colonial and early nineteenth century colleges made no provisions for organized athletics, believing that such activities were unsuitable for gentlemen (Turner 1984:158). However, by the 1850's, first gymnastics, then intercollegiate games became popular, and colleges and universities began to construct facilities to house these activities. The first buildings were simple barn-like structures, architecturally differentiated from the more central buildings on campus. As athletics became more accepted into the curricula of colleges and universities, however, the buildings became more elaborate and disguised to resemble academic buildings (Turner 1984:158, 160).

The popularity of football as a spectator sport at the turn of the century demanded another change in academic architecture. The required large scale of the stadia precluded disguising the buildings as anything but themselves. In 1899-1903, for example, McKim, Mead and White designed Soldiers Field stadium for Harvard University, which was one of the largest structures of reinforced concrete in the world. It and other collegiate stadia were based on the models of the Roman Coliseum so that iconographical references to the strength and monumentality of ancient Rome could reinforce collegiate athletic pride.

Colorado College followed a similar direction. The first gymnasium constructed at the college (razed) was a simple wood-frame structure, paid for entirely by subscription money from students in 1891. Three years later, an addition was built to provide primitive showers

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and lockers for men students. Women students used the small gymnasium built for them in the basement of McGregor Hall (1898).

Washburn Field, the College's first official playing field, was constructed in 1898, on the bottom-land east of Monument Creek. It included a football field, a track, a baseball diamond (whose outfield overlapped the football field) and a grandstand seating 600. James J. Burns, who became a millionaire at Cripple Creek, donated funds to build additional stands.

In 1900, Cripple Creek gold production soared to an all-time high, the population of Colorado Springs had almost doubled that of the previous decade, and the enrollment of Colorado College reached 216 (Reid 1979:57). In 1901, William S. Stratton, the aforementioned Cripple Creek millionaire who owned the local streetcar company, proposed building an extension of the system's Tejon Street line through the College campus. Stratton requested a right of way from the College trustees but was refused. Although he appealed the matter to the city government, they would not override the decision of the College and the express wishes of General Palmer.

The question of a street running through the campus was settled with the announcement that General Palmer had donated \$100,000 for the construction of a new science building that was to be erected on the north edge of campus, squarely across the Tejon Street alignment directly in the path of Stratton's proposed streetcar line. Palmer Hall thus became a civic monument, formally linking the city and the College (Manning et al., 1993). The hall, also built of Peachblow sandstone, was completed in 1903, and housed laboratories for chemistry, physics and biology. It was designed by Andrews, Jacques and Rantoul in the Romanesque Revival style. The Boston firm was also responsible for the Boston and Equitable buildings in Denver, both now listed in the National Register.

When Andrews, Jacques and Rantoul took the commission to design Colorado College's main academic building, they looked to Henry Hobson Richardson for inspiration, as countless other architects did during the same period. The similarities of Palmer Hall to Richardson's Sever Hall at Harvard are readily evident. In form, scale, massing, and fenestration the two are much alike, although Sever Hall is built of brick, and Palmer Hall of sandstone.

Palmer Hall is more than an isolated derivative building, however. By 1890, H.H. Richardson's influence, confined until the 1880s to the East Coast, burst upon the Midwest and then into Texas and the High Plains. A flood of Richardsonian buildings followed. Andrews, Jacques and Rantoul's 1889 Boston Block in Denver featured a red stone surface, repeated round arches, rustication, and symmetry which were also components of Palmer Hall. Denver's leading nineteenth century architects, Frank Edbrooke, Robert Roeschlaub,

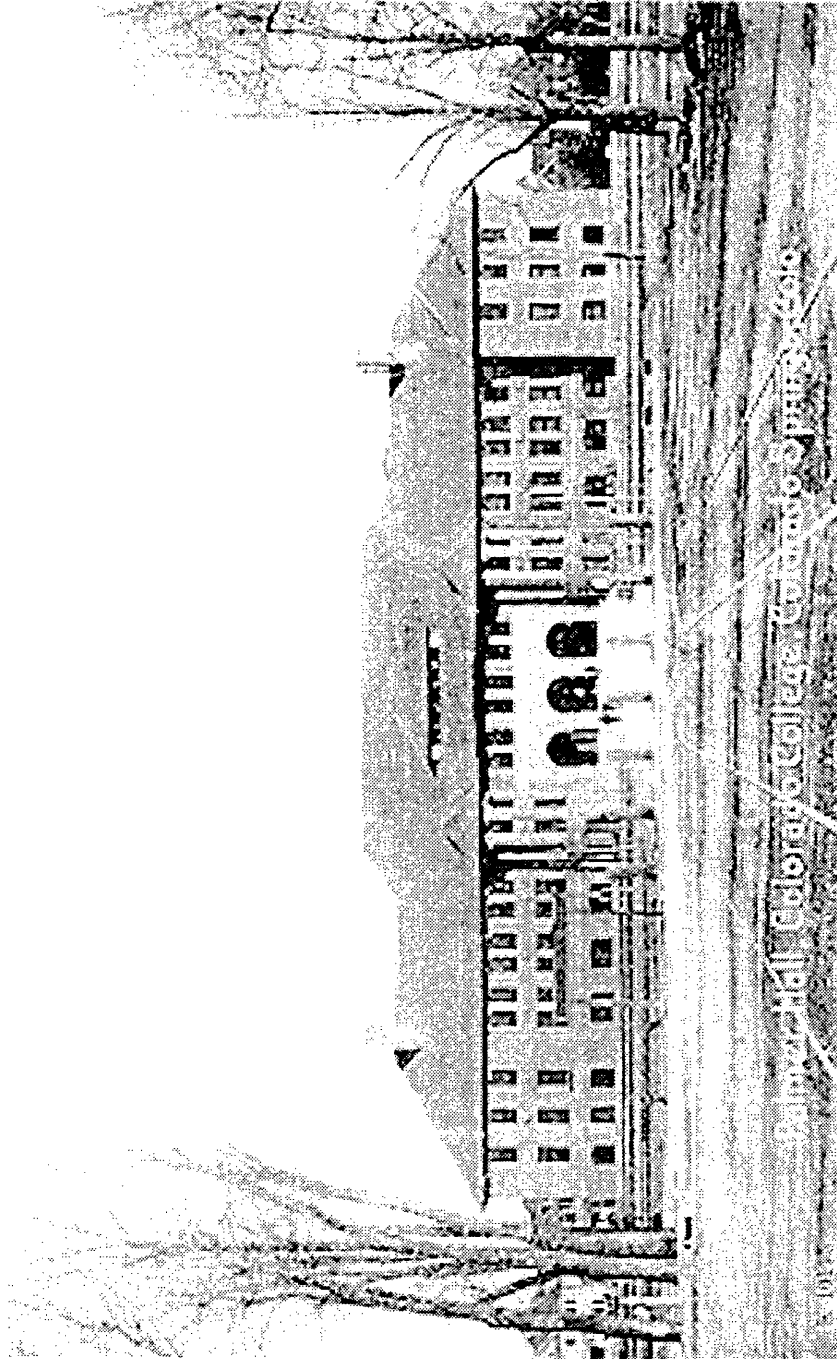
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Palmer Hall

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and William Lang, adopted Richardson's example in various interpretations during the 1890s. Varian and Sterner, who designed P.B. Stewart's villa on Wood Avenue in Colorado Springs, were following Richardson's lead in 1890 when they designed the Denver Athletic Club and the Denver Club. Smaller cities throughout the region were similarly attracted to the Richardsonian style, which was considered progressive and dynamic, a robust affirmation of western expansiveness.

During the early years of the century, General Palmer was an active philanthropist. In 1905, Palmer purchased 10,000 acres of ranch and forest land twenty-five miles from the College. Palmer then deeded the land, known as Manitou Park, to the College, and the following year the Colorado College Forestry School was established.<sup>4</sup> Two years after buying Manitou Park, Palmer built the two mile long Monument Park along both banks of Monument Creek. Upon its completion, he donated the park, part of which ran adjacent to the College, to Colorado Springs.

The final College building constructed before the entry of the United States into the First World War was Cossitt Hall, an all-purpose building for male students constructed of Castle Rock ignimbrite. The hall included an indoor basketball court, offices, and a dining facility. Maurice Biscoe, architect of Tudor Revival style Bemis Hall, looked to ancient Greece and the cult of the physical in his design for this building, and included an unusual bowl-like concrete amphitheater with a stone-faced exterior attached to the southern side for outdoor athletics and dramatic productions. The beginnings of International style Modernism can be seen in its simple lines, while the echo of scientific modernism can be heard in the dedication of the building given by President Slocum in 1914:

Here should be created men with noble souls, keen intellects and sound bodies. These should all exist in every college graduate. Both the soul and the body must have their highest possible development to make the true man . . . the gymnasium with its scientific physical training should be a part of the education of every man and woman, just as much a part as his mathematics, English or philosophy . . . Physical culture should be placed upon just as scientific a basis as mental and should hold equal rank in a college curriculum (Hershey 1952:73).

It is worth noting that the stadium looked again to the East, again to Harvard University which, in 1903, had built Soldiers' Field Stadium entirely of concrete. It was, writes Dober, "a pioneering enterprise, including what was at that time, the largest single, continuous poured concrete structure in the world" (Dober 1992:103). Such concrete construction early in the century presaged the prevalent use of the material in the second half of the century,

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<sup>4</sup>The Forestry School ceased operations in 1934 and the land was sold thereafter.

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when concrete would become the dominant building material for institutional architecture. Cossitt Hall was the last major building erected on the campus until 1931.

**III. Colorado College During World War I and the Great Depression, 1917-1941**

The City of Colorado Springs estimates that of its pre-1945 buildings, 66 percent were erected during the Cripple Creek period of 1890 to 1910, 20 percent were built during the period 1910 to 1930, and only 5 percent were built during the 1930s and 1940s (Abele 1985:33). This slow-down not only reflected the Great Depression affecting the entire country, but the localized depression brought about by the virtual cessation of mining in Cripple Creek, which, by 1913, had only one active mine. Construction almost stopped, in the city and at the College.

At Colorado College, the major exception to this pattern was the erection of Shove Chapel in 1931. The chapel was the gift of Eugene P. Shove, a local businessman who had made a fortune in processing gold ore and who built the chapel as a memorial to his English clerical ancestors. Architect John Gray, of Pueblo, Colorado, likened the design to Winchester Cathedral in England, where he had been stationed during World War I.

The chapel as designed is of pure Romanesque Architecture and leans toward the severe Norman interpretation of this style rather than the more florid Southern type of Southern France and Italy. The ancient buildings of Normandy and England were the source of inspiration for the design. The general mass and proportion is similar to that of Winchester Cathedral, England, as this building may have been before the extensive remodeling in the fifteenth century (Colorado College 1938:105).

Unlike all of the permanent college buildings erected prior to Shove, the chapel is not constructed of local material. By 1931, it was cheaper to have the Indiana limestone quarried and shipped than to purchase stone from local quarries. Shove Chapel is unique on the campus in its period of construction, material, and function.

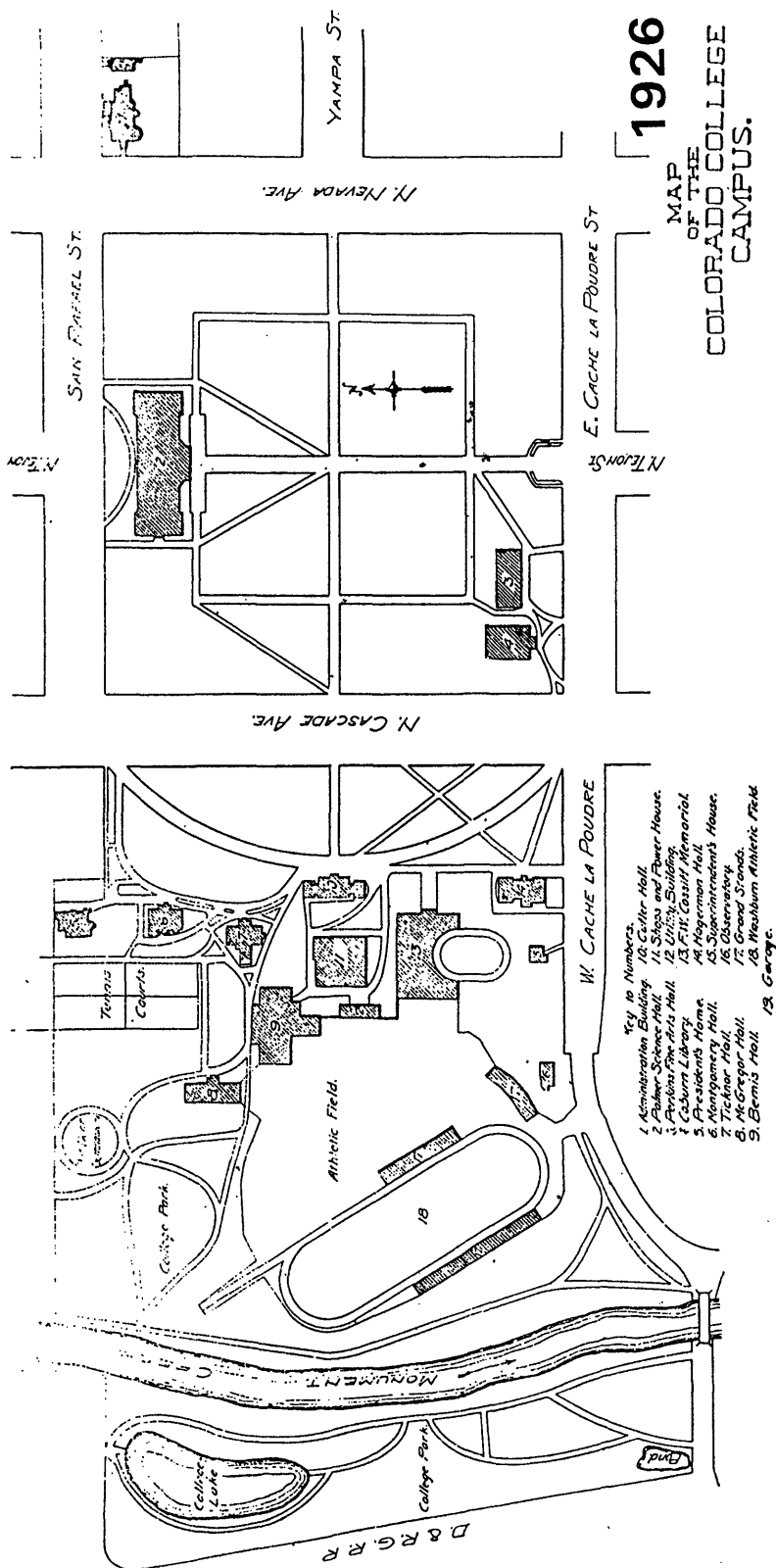
Another major campus acquisition of the Depression years resulted from a natural disaster. On Memorial Day, 1935, a devastating flood overtook Monument Creek and all the bridges over it. "The Jungle," an area west of the Bemis Quadrangle known as a popular trysting spot for students, was swept clean of its trees and shrubbery. When the flood had subsided, and with the approval of General Palmer's heir, the four acre section of the park was given to the College. The area was then landscaped into a baseball diamond and practice field named after donor and trustee, P.B. Stewart.

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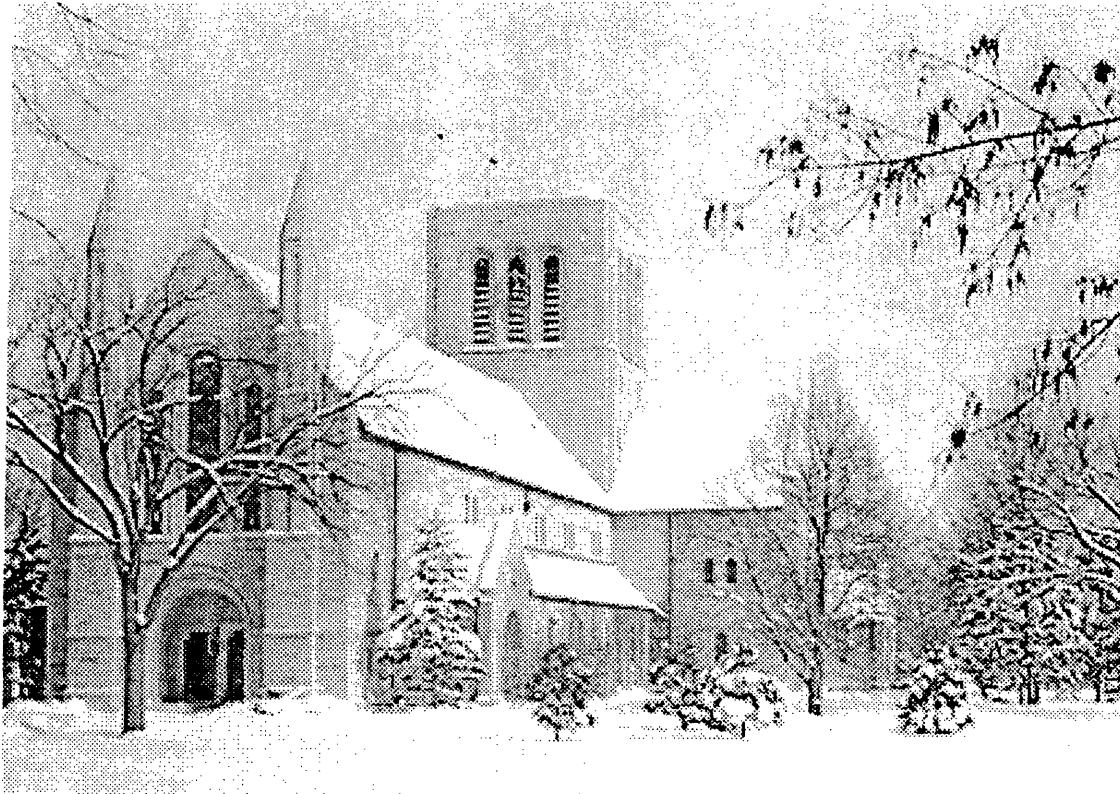
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**Shove Chapel**

In 1932, the College lifted its long held ban on sororities on the campus and the women's literary societies of Colorado College then affiliated with national sororities. A condition for allowing the sororities to establish chapters was the continued requirement that women students live in the dormitories. The sororities built lodges, small buildings of residential appearance utilized as places for meetings and social activities.

Although little construction took place between 1914 and 1945, the College continued to acquire residential buildings in the North End and Weber-Wahsatch districts of Colorado Springs. Between 1914 and 1949, the College acquired sixteen large homes facing the campus from families who were anxious to donate or rid themselves of expensive houses in a depressed real estate market (Hershey 1952:153). The College, which began buying residential buildings as early as 1882, has continued to do so to this day. The dwellings were used for such college functions as fraternity and sorority houses, the faculty club, the student union, an infirmary, and language houses. Some of these houses have been demolished, but many remain and have kept their residential character. Numbered among them are some of the city's finest examples of late nineteenth and early twentieth century domestic architecture.

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**IV. Development of Colorado College During World War II and Beyond, 1941-1996**

From its earliest days, the City of Colorado Springs had been in the business of self-promotion, first as a haven for the wealthy, then as a health resort, then as a modern tourist destination. The latest chapter in this boosterism came just before the entry of the United States into World War II. In 1940, the United States Army was planning to build a permanent home for its 89th Infantry Division. Several prominent Colorado Springs businessmen took it upon themselves to lobby the Army to build its base just south of the city, on 35,000 acres which the city acquired for that purpose. In 1941, the Army agreed to build Fort Carson in Colorado Springs. The military followed with plans to build Peterson Field to the east of the city for the Army Air Corps. This was, in turn, followed by the completion of the headquarters of the North American Air Defense Command to the west, inside Cheyenne Mountain. In 1954, a site to the north of the city was chosen for the home of the Air Force Academy. By the 1960s, a major military installation stood in each cardinal direction from downtown Colorado Springs, whose character had changed forever from a sleepy, health-resort and tourist town.

With the increase in population concomitant with the arrival of the military, the relative influence of Colorado College on the life of the city began to wane. However, local and national events and sentiment were still influential in the College's building patterns. During World War II, enrollment of male students had reached an all-time low, but with the end of the war and the passage of the G.I. Bill, enrollment of both sexes increased dramatically. Student housing was in particularly short supply, and the College was forced to devise a number of short-term solutions. A floor of the Plaza Hotel was leased for single male students, and surplus Quonset huts were erected in the main College square for married students with children. Three war surplus buildings were also temporarily erected to serve as classrooms and other temporary buildings erected as well. The Quonset huts were taken down in 1954 to make way for Slocum Hall, a new dormitory and the first major College building to be erected since Shove Chapel in 1931.

Like most of the United States, prosperous after decades of war and depression, Colorado College was anxious to push out the old and welcome the new. The postwar years saw many of the older buildings torn down to make way for newer construction. Utilitarian, sometimes military-inspired brick buildings were erected on the east (Slocum Hall) and west (Loomis Hall) sides of campus. Hagerman Hall was razed in 1957 to make way for the Rastall Student Center. Olin Hall (designed by Caudill, Rowlett and Scott of Houston, Texas) and Tutt Library (Skidmore, Owings and Merrill, architects of the Air Force Academy) were both built on the College quadrangle in 1962. Also in 1962, a part of Cossitt amphitheater became the site of the Honnen Ice Rink. In 1963 and 1964, Coburn Library and Perkins Hall were razed to make way for the multi-purpose Armstrong Hall, which was completed in 1966, the same year that Mathias Hall was built. The pace of razing and raising continued,

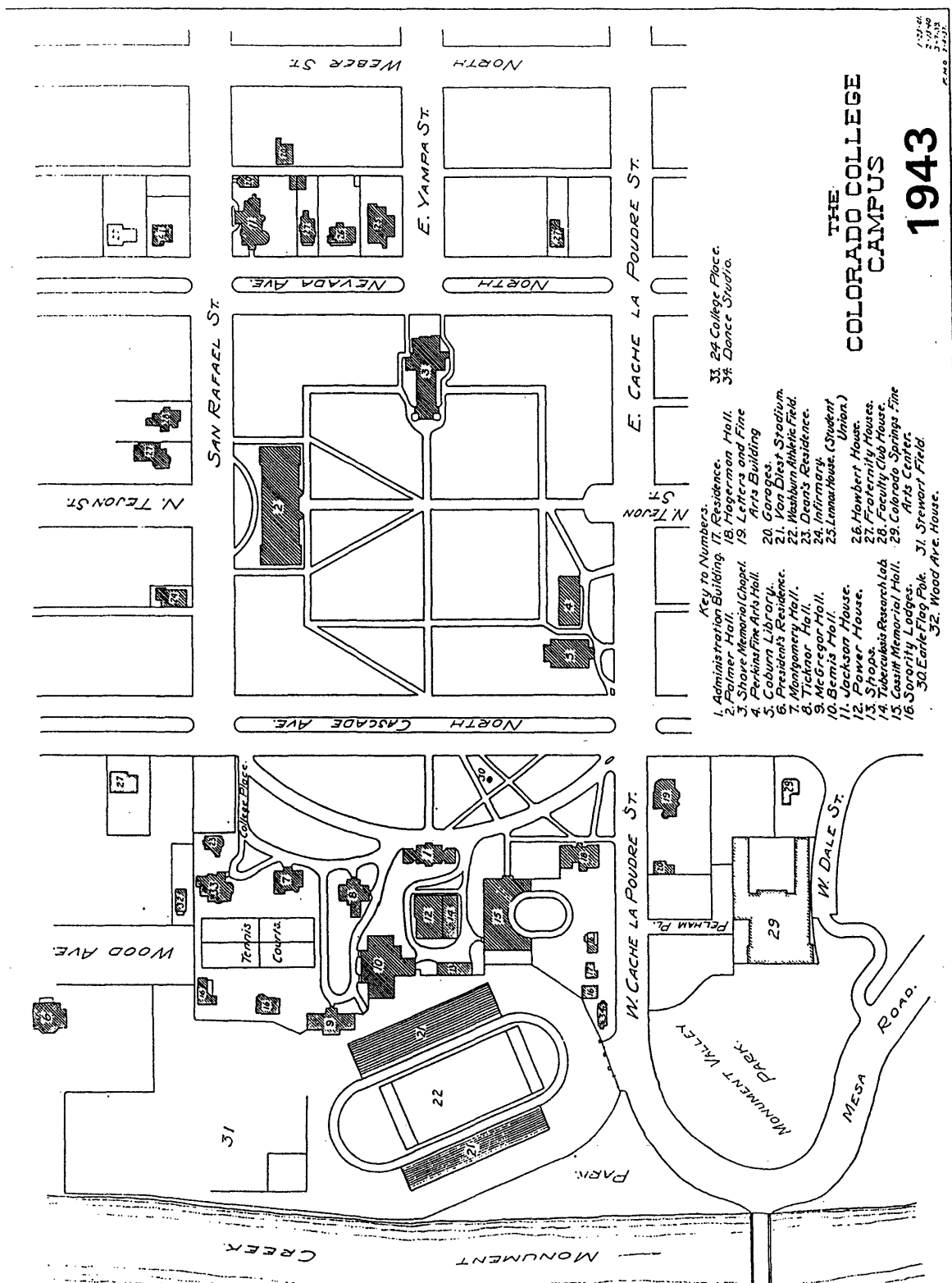


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when the Wolcott Observatory, built in 1894, was torn down to make way for the El Pomar Sports Center in 1970.

These new buildings, and all subsequent ones, were composed of materials foreign to the earlier grandeur of the campus: concrete and brick. The combination of these materials changed the face of Colorado College, as it did campuses across the country. Because of an abundance of local stone, and because of its symbolism, brick had not been used as a building material during the nineteenth century at Colorado College. During the postwar mid-century building boom, however, brick became the material of choice. At a time of the celebration of egalitarianism, of the mass market and mechanical production, brick became representative of the expanding vision of the institution, its changed placement in the City of Colorado Springs, and its accessibility to people from all social classes, especially those now being educated through the GI bill.

The College's two most architecturally important postwar buildings, Skidmore, Owings & Merrill's Tutt Library, and Packard Hall, designed by Edward Larabee Barnes, are concrete structures. Their composition reflects the widespread use of concrete for college buildings throughout the country after World War II. Richard Dober states that, "of all possible materials, concrete would seem to be the metaphoric material for modern times, our 20th century" (Dober 1992:103).

Since 1970, there have been few buildings replaced on the College campus. Edward Larabee Barnes's Packard Hall was constructed in 1974, and an addition to Tutt Library was completed in 1980. Between 1984 and 1995, the College also acquired a number of residential properties on the east side of campus in the Weber-Wahsatch historic district which are now used for a variety of College functions. Two major construction projects, Worner Campus Center, built around Rastall Hall in 1987, and the addition of Barnes Science Center to Olin Hall in 1988, were the last major structures which the College built.

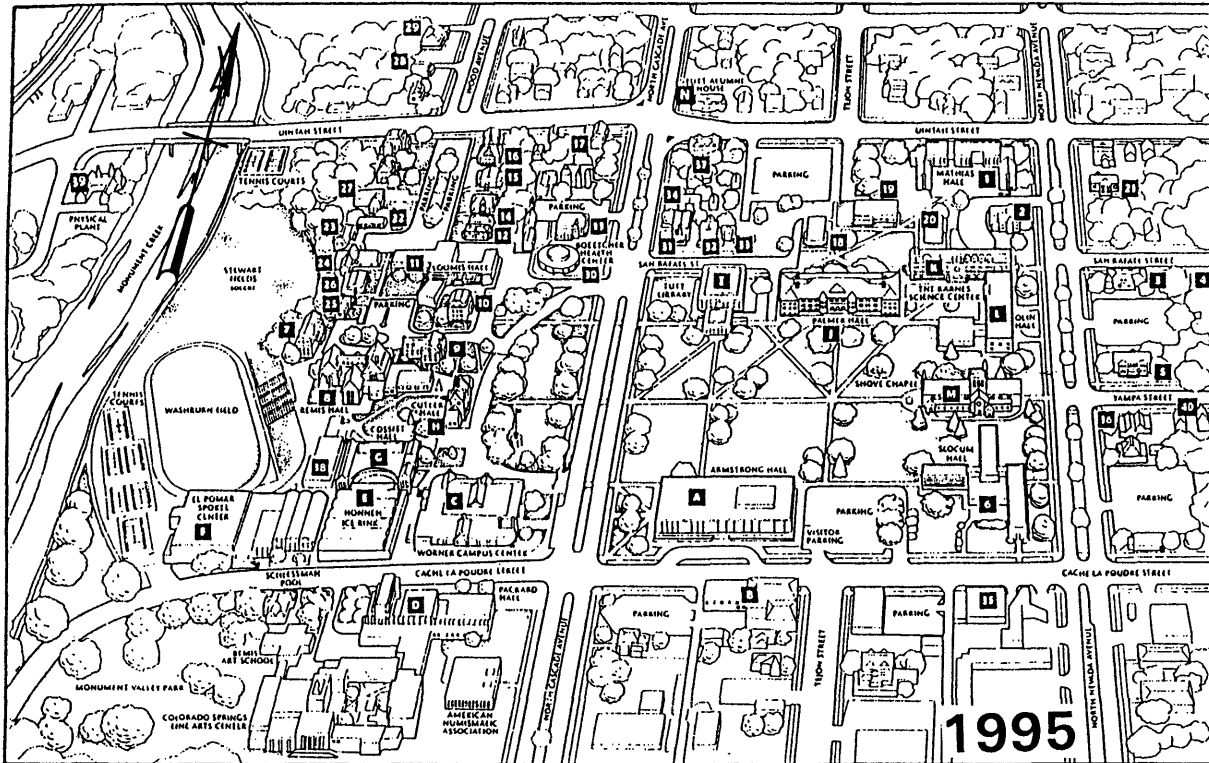
Out of concern for its academic, historic, and landscape resources, the College commissioned a master plan completed by Thompson and Rose Architects in 1995. This plan incorporates the preservation needs set forth in the College's Historic Preservation Plan of 1993 into a total campus development plan to be completed by 2025. The plan calls for major renovations and construction to improve all areas of campus life: academic, athletic, social and environmental. Central to the plan are re-establishing the historic main quadrangle as the heart of the College, reopening vistas to the mountains, reconnecting the College to the landscape, and preserving the institution's historic buildings.

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Major College Buildings

- A Armstrong Hall: business and other administrative offices, Armstrong Theater, computing services, classics, drama, English, foreign languages, philosophy, religion departments, and payroll office.
- B William I. Spencer Center: development and college relations
- C Worner Campus Center: bookstore, career center, center for community service, dining hall, information desk, international programs office, leisure program, minority programs life office, snack bar, student mail boxes, and student organization area.
- D Packard Hall: music and art departments
- E Honnen Ice Rink
- F El Pomar Sports Center: athletic department, sports courts, and swimming pool.
- G Cossitt Hall: drama and dance department, student publications, and writing center
- H Cutler Hall: admission & financial aid
- I Tutt Library
- J Palmer Hall: anthropology, economics, geology, history, mathematics, political science, psychology, and sociology departments.

- K Barnes Science Center: academic computing, anthropology, biology, chemistry, physics departments.
- L Olin Hall: biology, chemistry, and physics departments.
- M Shove Chapel: chaplain's office, worship services.
- N Tutt Alumni House

Residence Halls

- 1 Mathias Hall
- 2 Arthur House
- 3 Jackson House (and The Press at Colorado College)
- 4 San Rafael Apartments
- 5 Lennox House
- 6 Slocum Hall
- 7 McGregor
- 8 Bemis Hall (Bemis Dining Hall, Office of Residential Life)
- 9 Ticknor
- 10 Montgomery
- 11 Loomis Hall (and Conference Center)
- 12 Wood House
- 13 Tenney House

Language Houses (Residential)

- 14 Russian House
- 15 Mullett (Spanish)
- 16 Max Kade (German)
- 17 Haskell (French)

Fraternity Houses (Residential)

- 18 Kappa Sigma
- 19 Phi Gamma Delta
- 20 Phi Delta Theta
- 21 Sigma Chi

Sorority Houses (Non-residential)

- 22 Gamma Phi Beta
- 23 Delta Gamma
- 24 Kappa Kappa Gamma
- 25 Kappa Alpha Theta

Other Houses and Buildings

- 26 Student Cultural Center (SCC)
- 27 Hamlin House
- 28 President's House
- 29 Stewart House
- 30 Boettcher Health Center
- 31 Dern House (classrooms and Southwest Studies)
- 32 Mierow House (education department)
- 33 Gill House (Summer Session office)
- 34 Special Senior Status Faculty offices
- 35 Drama/Art Building (drama shop and art studio)
- 36 Colorado College Children's Center
- 37 Donaldson House
- 38 Heating Plant
- 39 Physical Plant
- 40 Human Resources

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**F. ASSOCIATED PROPERTY TYPES**

**Nonresidential Collegiate Buildings**

I. Name of Property Type Nonresidential Collegiate Buildings

II. Description

Colorado College's nonresidential collegiate buildings were built during the period of the College's historic development, and include those facilities erected for the various academic, administrative, religious, artistic, recreational, social, and athletic functions of the College. Most of the buildings in this property type have been in continuous use since their construction. The nonresidential collegiate buildings of the late nineteenth and early twentieth centuries were erected to further the development of the institution established by General William Jackson Palmer and the Congregationalist Church and were undoubtedly influenced in their design by the founders' desire that the college be comparable with prominent eastern schools of higher learning. The buildings erected in later years expanded and revised the functions of the campus as it met the demands of changing educational philosophies, new technologies, and a growing student population.

All the buildings within this property type are large in scale and reflect the evolution of academic architecture throughout the United States, with particular emphasis on collegiate architecture of the East Coast. The earliest buildings were massive stone structures executed in Collegiate Gothic (Cutler Hall) and Romanesque Revival (Palmer Hall) styles. Cossitt Hall (1914), which was composed of coursed ignimbrite, with a smooth limestone entrance, was an eclectic design. The design of Shove Chapel, erected in 1931, was inspired by England's Winchester Cathedral and executed in the Norman style. Composed of limestone and ornamented with carved stone, stained glass, and round arches, the architecture of the chapel was a departure from that of the earlier college buildings, yet one which harmonized with them. The chapel was the last building on the college campus to be erected of stone. The buildings erected in the postwar period displayed sharply contrasting Modern styling.

The nonresidential collegiate buildings constructed before the 1930s were composed of Colorado stone, extracted at quarries such as those located near Castle Rock, Manitou, and Peachblow. The stone of buildings such as Palmer Hall was regularly-coursed and rock-faced, producing walls with a solid, complex, and substantial appearance. Cossitt Hall displayed eclectic influences of the early twentieth century in its smooth stone entrance and columned concrete amphitheater. Shove Chapel, composed of Indiana limestone, deviated from the traditional use of native stone. Buildings erected after World War II were often composed of concrete or brick, ending the established pattern of stone construction.

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**III. Significance**

**Criterion A:**

Nonresidential collegiate buildings at Colorado College are associated with the history of higher education in Colorado Springs, and with the history and development of liberal arts colleges in Colorado and the United States. The courses of instruction offered in the nonresidential collegiate buildings were associated with the development of educational philosophies and techniques throughout the country and impacted the design and use of the buildings. The buildings are significant for their representation of the planned development of the college campus within the larger context of Colorado Springs. From the first building on the campus, Cutler Hall, which housed a multitude of functions and classes for a small number of students, the College's built environment expanded to include a number of buildings with specialized functions serving an expanding student population. Within the nonresidential collegiate buildings, important academic activities, such as groundbreaking scientific research, have taken place, which add to the significance of the educational accomplishments attained. Nonresidential collegiate buildings may also be significant for other historic associations, such as social and recreational activities of students on the Colorado College campus.

**Criterion C:**

Nonresidential collegiate buildings at Colorado College are significant for their architecture, representing some of the most important historic buildings in Colorado Springs. The buildings are good examples of academic architectural styles and design elements employed for educational and other institutional buildings in the United States during the late nineteenth and early twentieth centuries. Several buildings are notable for their construction of Colorado stone, employed in designs which reflect their function and period of construction on the college campus. In design and execution, the creators of the College sought to employ materials in combinations that accented the natural beauty of the environment.

The nonresidential collegiate buildings are also significant as fine examples of the works of masters such as Peabody and Stearns; Andrews, Jacques and Rantoul of Boston; Maurice Biscoe of Denver; and John Gray of Pueblo. The scale, materials, ornamentation, and function of the buildings make them important within the bodies of work by these architects. Because several of the early buildings which reflected the native stone construction utilized for buildings on the campus during the late nineteenth and early twentieth centuries were demolished, the remaining buildings representative of the era possess additional significance. Buildings such as Cossitt Hall, with its unusual interior rotunda, are also significant for interior features.

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**IV. Registration Requirements**

In order to be eligible to the National Register of Historic Places under Criterion A, a nonresidential collegiate building must have been constructed on the college campus and have been utilized by the College in a nonresidential function during one of the identified developmental periods of the College. Under Criterion C, a building must maintain enough original materials and design so that the original appearance of the building is easily discernable and additions must be of appropriate scale and compatible design to the original building. Integrity of interior features, such as the rotunda of Cossitt Hall, would contribute to the architectural significance of a resource. The integrity of the building must be sufficient to convey the building's significance under the areas noted above. Buildings which have achieved significance within the last fifty years which are nominated under this listing must meet the requirement of Criteria Consideration G that they be of exceptional importance.

**Residential and Social Collegiate Buildings**

I. Name of property type Residential and Social Collegiate Buildings

II. Description

The residential and social collegiate buildings of Colorado College were erected solely for residential and social college use during the periods of historic development of the campus. Included within this property type are dormitories, utilized by students for lodging and as social centers; fraternity houses, used by the male student population associated with fraternities as residences and for social activities; and sorority lodges, used by female students associated with sororities only for sorority social functions. Colorado College sorority lodges were not residential.

The dormitory buildings erected before World War II are constructed of rock-faced Colorado stone and harmonious with the academic buildings erected during the same period; those built afterwards were more commonly composed of brick or concrete. Like the nonresidential collegiate buildings, the dormitories and social buildings commonly reflect popular architectural styles of the periods in which they were built. The dormitories were institutional in character and massing, while the lodges and fraternity houses were residential in character.

The dormitory buildings often reflected the eastern and English influences common to construction in Colorado Springs, including Tudor Revival and Victorian Eclectic elements. Ornament applied to the early residential buildings included stucco and half-timbering, windows with multiple small lights, arched windows, oriel windows, and a variety of dormers. Porches added distinction to each building through employment of a variety of

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details, such as classical columns, stone piers, and arched entrances.

The late nineteenth and early twentieth century buildings utilized for student dormitories featured formal entrances, finely detailed public rooms, and dining halls, often illuminated by large arched windows on the first story, and dormers indicating their residential use on the upper story. Interior features sometimes included paneled walls and wainscot, beamed ceilings, and stone fireplaces.

The sorority lodges were smaller buildings resembling private homes, and were often designed with English/Norman Cottage details, such as stucco, half-timbering, overlapping gables, and windows with multiple small lights. Fraternity houses, designed to encompass both lodging and social functions, were established in substantial Victorian residences of the neighborhoods surrounding the campus.

III. Significance

Criterion A:

Colorado College's residential and social collegiate buildings are significant for their association with the history and development of the College, having been erected during the periods of the College's historical development within the overall context of the college campus. The buildings are significant for their reflection of the evolution of the college campus, from the period when students were either local residents who commuted daily to the campus or were out of state students who resided in boarding houses, to the era when on-site housing was a necessity for a successful academic institution. The buildings also reflect the challenge of developing a successful coeducational institution.

The buildings are representative of the important role social activities and interaction played in college life, having served as social centers and meeting places for the activities of the Greek letter societies of Colorado College. Buildings falling within this property type may also be eligible for their association with college organizations and societies which represented important social opportunities within the academic setting, such as Kappa Kappa Gamma, which erected a lodge, and the Woman's Educational Society, which raised funds for the construction of McGregor Hall. As most of the historic fraternity houses and sorority lodges of the campus have been replaced with new buildings, the remaining buildings retain added significance as representative of the group.

Criterion C:

The residential and social collegiate buildings at Colorado College are significant for their architecture as excellent examples of established architectural styles applied to buildings within the campus context. The dormitory buildings erected during the late nineteenth and

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early twentieth centuries are significant examples of native stone buildings with English-inspired designs following the stylistic motifs selected for the College's residential buildings during the period and harmonizing with the nonresidential buildings, the campus landscape, and the surrounding neighborhoods. The buildings are also significant as large scale, well preserved representations of the work of architects such as Walter Douglas and Maurice Biscoe.

The historic sorority social lodges and fraternity houses associated with the college are significant for their representation of the types of buildings erected for Greek letter societies at the College and their reflection of the styles which harmonized with the overall architectural themes chosen for the campus.

**IV. Registration Requirements**

In order to be eligible for listing in the National Register of Historic Places, Colorado College's residential and social collegiate buildings must: 1) have been constructed as a residential or social collegiate building during one of the identified historic periods of development for the College and 2) retain sufficient integrity to convey its significance under one or more of the areas noted above. To be eligible under Criterion A, a property must be associated with the historical evolution of the campus or be associated with a significant campus organization whose activities had an influence on the history of the College. To be eligible under Criterion C, a property must be an excellent example of an established architectural style, represent a method of construction significant to the built environment of the campus, or be a significant example of the work of a master. Buildings which have achieved significance within the last fifty years must meet the requirement of Criteria Consideration G that they be of exceptional importance.

**Noncollegiate Residences**

**I. Name of Property Type Noncollegiate Residences**

**II. Description**

The interconnectedness of the College and the City of Colorado Springs has resulted in an on-going relationship between the college campus and adjacent neighborhoods. Throughout its history, the College has utilized or acquired a number of privately erected residences. For example, in 1914, the home of Colorado Springs mining broker and attorney William S. Montgomery at 1029 North Nevada Avenue was purchased and donated to the College by Judson Bemis, a member of the Board of Trustees. The house was used as an administration building, and later, a residence hall. The home of millionaire and College trustee William Lennox became the student center, college bookstore, and dining facility.



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The private residences generally fall under two categories: monumental mansions of stone, brick, or stucco, built by the wealthiest citizens of Colorado Springs and generally located on the north side of the original College plat; and smaller, frame dwellings located both to the north and east of the original campus. The private homes built by wealthy Colorado Springs citizens near the College during the late nineteenth and early twentieth centuries were designed in styles befitting large scale residences of the day, including Queen Anne, Victorian Eclectic, Colonial Revival, Mission, and Mediterranean. The smaller, frame houses also followed popular styles of the times, including Queen Anne, English/Norman Cottage, and Bungalow/Craftsman; many of the smaller homes were vernacular in design.

**III. Significance**

**Criterion A:**

The noncollegiate residences acquired by Colorado College are significant for their association with the growth and development of Colorado College and its relationship to the evolution of the City of Colorado Springs. The buildings are associated with the history of the movement of population northward from the original center of the city toward the Colorado College campus. The residences may also be significant for their association with the history of education if they were used for academic or administrative purposes by the college during its historic period of development.

**Criterion C:**

Within the property type, some of the residences are significant as the fine examples of late nineteenth and early twentieth century residential construction in the city, as outstanding examples of established architectural styles, and as significant representatives of the work of prominent architects. Among the larger, architect-designed residences are fine examples of established architectural styles representing the work of prominent architects such as A.J. Smith, Ernest P. Varian, Frederick Sterner, and Nicholas Van Den Arend. Some residences are significant as well preserved examples of architectural styles popular for middle class housing during the late nineteenth and early twentieth centuries.

**IV. Registration Requirements**

In order to be eligible to the National Register of Historic Places, noncollegiate residences owned by Colorado College must: 1) have been privately constructed during one of the periods associated with the historic growth of Colorado Springs; 2) have been associated with the College through use and/or through purchase by the College for at least fifty years; and 3) possess integrity sufficient to convey significance in one of the areas noted above. Buildings nominated under Criterion A must demonstrate a relationship to the historic growth of the city, as well as an historic association with the development of the college through

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use or acquisition. Buildings nominated under Criterion C, must be excellent examples of established architectural styles or methods of construction, display high artistic values, or represent the work of a master architect or builder, and must therefore retain a high degree of historic integrity. As many of the private residences utilized by the College have undergone remodeling to adapt to academic uses, integrity of interior features will contribute to their significance. Noncollegiate residences which have achieved significance within the last fifty years must meet the requirement of Criteria Consideration G that they be of exceptional importance.

For a district of buildings falling within this property type to be eligible under this listing, the majority of buildings within the district would have to have been privately constructed during the period of historic development of Colorado Springs and have been associated with Colorado College by use or acquisition for at least fifty years. Properties which do not possess individual significance under Criteria A and C may be integral parts of districts which as a whole are significant. Contributing properties within districts need not possess the same degree of integrity as those which are individually eligible, but their original design should be readily apparent, especially original scale, fenestration, and roof shape. Integrity of the original setting is also important for districts.

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**G. GEOGRAPHICAL DATA**

The geographic area described in this Multiple Property listing is within the boundaries of the City of Colorado Springs, Colorado.

**H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS**

This multiple property documentation of the historic resources of Colorado College is based on the numerous historic and architectural surveys done throughout its history. The physical and social history of the College and the City of Colorado Springs have been exhaustively documented. The earliest book published about the College is Charlie Brown Hershey's Colorado College, written in 1952. In addition to history specific to Colorado College, this book provided history about post-Civil War educational trends. The other book focused on the history of Colorado College is Juan Reid's Colorado College: The First Century, 1874-1974, which was the source for much of the social history of the college and its physical plant. Ellen Michaud provided information about the founding of Colorado's historic colleges and comparative information about their first buildings in a 1983 Colorado Magazine article, "Alone on the Prairie."

Marshall Sprague, author of Newport in the Rockies: The Life and Good Times of Colorado Springs, was known as a major historian of Colorado Springs. In addition to a chapter in his history focused on Colorado College, Sprague's book provided background history on the city itself. The historical contexts of the College conform in large part to his structure, which identifies stages of early settlement, "Little London", the Cripple Creek years, the Great Depression, and the growth of the city as a major military post. The property types which derive significance from these contexts are grouped by function.

In its efforts to preserve its historic resources and to plan for the next century, in the past five years the College has commissioned two major studies of its facilities by architects familiar both with historic preservation and institutional planning. The report provided by Manning Architects, et al, surveyed all of the properties on the College campus and made significant recommendations regarding their preservation. The master plan provided by Thompson and Rose Architects Recapturing the Commons: The Colorado College Campus Master Plan: A Vision Through the Year 2025, dealt extensively with the history of the landscape and the shape of the college plant, both historically, and with recommendations for the future. These studies were utilized to identify property types and formulate corresponding significance statements. Registration requirements were based on the National Register's criteria for evaluation.

The City of Colorado Springs, in its efforts to enhance historic preservation has identified and analyzed the North End and North Weber-Wahsatch historic districts. Since the College has significant holdings in both of these areas, the documentation about these provided by the

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City was used to define property types as well as for background information about the history of the city and its relationship to the College. Much information for comparative purposes is also contained in the City's 1985 "Downtown Historic and Architectural Intensive Survey."

The buildings of the College have been in continuous use since their construction and have been documented as to their social and historical use. The Colorado College library's archives hold a wealth of information from sources as varied as the student newspapers, historic photographs, architectural plans for most of the buildings, and landscape designs for the campus. All of these sources were utilized to determine the related contexts, property types, and significance of the resources.

Two individual nominations which fall under the property types identified herein are being submitted under this form. Four other buildings, which are part of the College campus and meet the registration requirements specified herein, are already listed in the National Register. Three of the listed buildings were submitted under a previous Thematic Nomination form which this document supercedes: Cutler Hall, Palmer Hall, and Montgomery Hall. The Plaza Hotel, which is also associated with the College, was nominated individually.

The following properties, previously listed in the National Register of Historic Places, meet the registration requirements as outlined in this Multiple Property Documentation Form:

Cutler Hall (5EP611.1)	[NR Reference #86001410]
Montgomery Hall (5EP611.2)	[NR Reference #90001419]
Palmer Hall (5EP611.5)	[NR Reference #86001412]
Plaza Hotel (5EP331)	[NR Reference #83001317]

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